



**Z-09-08-003**

**City of Greensboro Planning Department  
Zoning Staff Report and Plan Amendment Evaluation**

**Zoning Commission Hearing Date: August 10, 2009**

**GENERAL INFORMATION**

<b>APPLICANT</b>	Brian Pearce for Reitinger Investment Properties Four, LLC
<b>HEARING TYPE</b>	Rezoning
<b>REQUEST</b>	<b>SC</b> (Shopping Center) to <b>CD-GB</b> (Conditional District-General Business)
<b>CONDITIONS</b>	1. Any outdoor storage or auto repair activity associated with the principal use shall be screened from view and located either on the side or the rear of the building.
<b>LOCATION</b>	2024 Sixteenth Street (South side of Sixteenth Street and east of US Highway 29)
<b>PARCEL ID NUMBER (S)</b>	<b>00-00-0545-0-0001-00-004</b>
<b>PUBLIC NOTIFICATION</b>	The notification area for this public hearing was 600 feet (Chapter 30-9-1.2 of the City Ordinance requires notification of the owner of that parcel of land and the owners of all parcels of land adjoining and contiguous to that parcel of land as shown on the County tax listing). <b>8</b> notices were mailed to those property owners in the mailing area.
<b>TRACT SIZE</b>	~1.91 Acres
<b>TOPOGRAPHY</b>	Generally flat
<b>VEGETATION</b>	Institutional landscaping

**SITE DATA**

<b>Existing Use</b>	Auto Repair	
	<b>Adjacent Zoning</b>	<b>Adjacent Land Uses</b>
N	CD-HI (Conditional District-Heavy Industrial) and SC (Shopping Center)	Avery Dennison Corporation
E	SC (Shopping Center)	Shopping Plaza
W	SC (Shopping Center)	Undeveloped
S	SC (Shopping Center)	Undeveloped

**Zoning History**

Case #	Date	Request Summary
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This property has been zoned SC since July 1, 1992. Prior to the implementation of the Unified Development Ordinance (UDO), it was zoned COM N

**ZONING DISTRICT STANDARDS****District Summary \***

Zoning District Designation:	Existing (SC)	Requested (CD-GB)
Max. Density:	N/A	N/A
Typical Uses	Primarily intended to accommodate a wide range of high intensity retail and service developments meeting the shopping needs of the community and the region.	Primarily intended to accommodate a wide range of retail, service, and office uses. The district is typically located along thoroughfares in areas which have developed with minimal front setbacks.

*\*These regulations may not reflect the actual requirements for all situations; see the City of Greensboro Zoning Code for actual regulations for site requirements for this zoning district.*

**SPECIAL INFORMATION****Overlay District Ordinance/Historic Preservation**

N/A

**Environmental/Soils**

Water Supply	N/A
Watershed	
Floodplains	Yes floodplain encroaches on the property
Streams	N/A
Other:	N/A

**Airport Noise Cone**

The subject property is not located in the Airport Noise Cone.

**Landscaping Requirements**

<b>North</b>	Street Yard - minimum width 8'; 2 canopy tree per 100', 17 shrubs per 100'
<b>South</b>	Type D Yard – minimum width 5'; 2 understory trees per 100'; 18 shrubs per 100'
<b>East</b>	Street Yard - minimum width 8'; 2 canopy tree per 100', 17 shrubs per 100'
<b>West</b>	Type D Yard – minimum width 5'; 2 understory trees per 100'; 18 shrubs per 100'

### Tree Preservation Requirements Acreage

1.91 Ac. All trees 4" or greater DBH which are located within the required planting yards

### Requirements

### Transportation

Street Classification Sixteenth Street – Minor Thoroughfare.

Site Access Existing. All access must be designed and constructed to the City of Greensboro standards.

Traffic Counts: None available.

Trip Generation: N/A.

Sidewalks Sidewalks are a requirement of the Development Ordinance. 5' sidewalk with a 5' grass strip is required along both sides of thoroughfares. 5' sidewalk with a 3' grass strip is required along one side (at a minimum, collectors may require sidewalk on both sides) of all other street types. There is not any sidewalk along the frontage of this property nor are there any plans to construct sidewalk in the area.

Transit in Vicinity Yes, route 15, Yanceyville Street and Brightwood School Road.

Traffic Impact Study No, not required, per TIS Ordinance.  
(TIS)

Street Connectivity N/A.

Other N/A.

## **IMPACT ANALYSIS**

### **Land Use Compatibility**

The proposed **CD-GB** (Conditional Use – General Business) zoning would allow land uses that are generally compatible with the general character of the area. It also provides a good re-use of the property.

### **Connections 2025 Comprehensive Plan Policies**

The Generalized Future Land Use Map designates this location as **Mixed Use Commercial**. The requested **CD-GB** (Conditional Use-General Business) zoning district is consistent with this GFLUM designation given the proposed land use supportive of the surrounding area.

### **Connections 2025 Written Policies**

Reinvestment/Infill Goal: Promote sound investment in Greensboro's urban areas, including Center City, commercial and industrial areas, and neighborhoods

Economic Development Goal: Promote a healthy, diversified economy with a strong tax base and opportunities for employment, entrepreneurship and for-profit and non-profit economic development for all segments of the community, including under-served areas such as **East Greensboro**.

POLICY 7C.3: Identify brownfield sites and underutilized/abandoned properties and buildings and expedite opportunities for development.

**Connections 2025 Map Policies**

Mixed Use Commercial: This designation is intended to promote a mix of uses, of which various commercial uses remain predominant, but where residential, service, and other uses are complementary. Where applied to older highway corridors characterized by “strip” commercial uses, the intent is to encourage infill and redevelopment for a more diverse and attractive mix of uses over time. Examples include residential units over commercial uses or a wider array of economically viable uses to replace obsolete uses. Such areas also may represent opportunities for the introduction of substantial higher density and/or mixed-income housing, with negligible impacts on, or resistance from, nearby single-family neighborhoods. Ensuring that buildings are of the appropriate scale and intensity is critical, as is ensuring that sites are designed in a coordinated, as opposed to a lot-by-lot, manner. New “strip” commercial development is discouraged.

**CONFORMITY WITH OTHER PLANS**

**Other Plans - N/A**

**Staff/Agency Comments****Water Resources**

No additional comments

**Housing and Community Development**

Applicant is encouraged to discuss this proposal with representatives of the nearby East White Oak and Woodmere Park neighborhoods.

**Planning**

The subject site is the old Sears building and the applicant intends to use it for an auto repair facility. To the immediate north of this property is the Avery Dennison facility. Also in the immediate neighborhood is a Wal-Mart department store, a Lowes store and other commercial entities.

The adaptive reuse of this dilapidated property is consistent with Policy 7C.3 of the Comprehensive Plan (Connections 2025) which seeks to identify brownfield sites and underutilized/abandoned properties and buildings and expedite opportunities for development.

This rezoning request if approved will help promote a diverse mix of uses, housing types, and densities in the general area without impacting the overall mix of uses found in this vicinity. It will also promote a healthy, diversified economy with a strong tax base and opportunities for employment and entrepreneurship while at the same time promoting sound investment in Greensboro’s urban areas.

Staff believes that this request is consistent with the intent and purpose of the zoning code and the Comprehensive Plan (Connections 2025). Staff is also of the opinion that the request is generally compatible with the existing development and trend in the surrounding area.

**STAFF RECOMMENDATION**

Staff recommends **approval** of the requested **CD-GB** (Conditional District-General Business) zoning district.